

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 24, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-25968 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - Request for a Site Development Plan Review FOR A 276 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET FIVE INCHES IS REQUIRED on 0.15 acres at 4704 West Charleston (APN 139-31-410-127), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 02/20/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

Motion made by VICKI QUINN to Hold In Abeyance to 2/28/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated the requested landscape waivers indicate the proposed development is too intense for site and he recommended denial.

ALLEN HUGHES, 4045 South Buffalo Drive, Suite A-101, appeared with ARBI VARTANIAN on behalf of the applicant. He explained the applicant was trying to expand the building and match it to the neighboring structure to the east.

MR. VARTANIAN informed COMMISSIONER EVANS that he had not had an opportunity to clean up the property as he had only owned it for four months.

TODD FARLOW, 240 North 19th Street, stated the property needs attention and suggested the existing building be torn down so the applicant could start over from scratch.

COMMISSIONER QUINN noted the terrible condition of the property and expressed her disappointment that the owner had done so little to improve its appearance. She informed the applicant that a lot of work would be needed to improve the property and obtain her support. She added that the request for no landscaping at the front of the property was unacceptable.

COMMISSIONER TROWBRIDGE informed the applicant of the substantial investment the City has made in the Charleston corridor. He stated he could support the addition to the rear of the building, but he could not support the landscaping waiver. Noting the property needed significant renovations, he stated the applicant would need to make a commitment to improve the property before he could support the application.

MR. HUGHES informed COMMISSIONER TROWBRIDGE that they had made efforts to clean up the property. Reiterating the plan to match the building to the east, he stated the applicant was working with neighboring property owners and noted the plans to improve the existing wall. He expressed their willingness to install landscaping at the front of the property, but suggested that landscaping in the rear of the property might be impractical.

COMMISSIONER TRUESDELL expressed concern with the location of handicapped stall, observing that a vehicle might not be able to make the turn. He noted the close proximity of the two buildings and suggested the building might not meet Fire Code.

MR. HUGHES informed COMMISSIONER TRUESDELL that the driveway would be expanded to the standard 24-foot width at the suggestion of the Nevada Department of Transportation. With regard to the Fire Code, he pointed out the buildings were almost 16 feet apart with the neighboring strip mall set back further away from the street. He stated the building would house have three offices and a reception area.

COMMISSIONER EVANS concurred with the Commissioners that this property needs work and suggested it should not be designed from the dais.

CHAIRMAN GOYNES declared the Public Hearing closed.